

FIXED PRICE

# House & Land Package



LEYBURN 28 | ELEVATE RANGE

FIXED PRICE  
GUARANTEE

SPEND \$5K & RECEIVE  
**\$15K**  
WORTH OF UPGRADES

STRUCTURAL  
LIFETIME  
GUARANTEE

# \$767,585\*

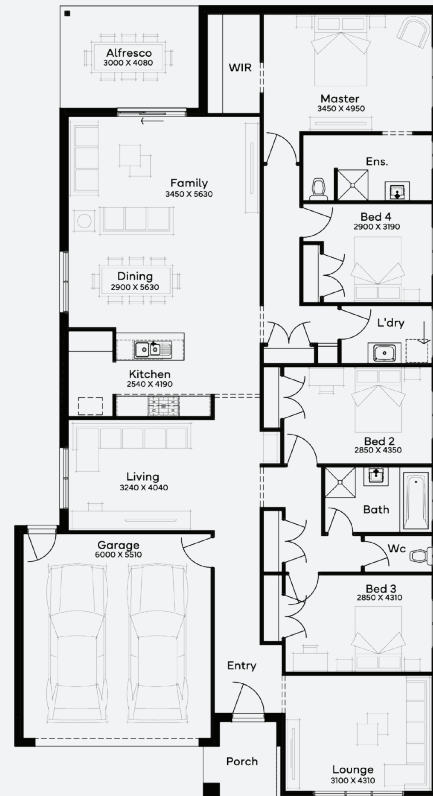
Lot 714, Lara Lara  
Lakes Estate (508m<sup>2</sup>)



FIRST HOME OWNERS -

### INCLUSIONS

- + Fixed price Site Costs
- + Developer & council requirements
- + 40m<sup>2</sup> of coloured concrete Driveway
- + Colorbond Sectional garage door & remote controls
- + 20 LED Downlights to 20 additional light points
- + Floor coverings to entire house
- + 20mm Stone benchtops to kitchen, Bathrooms and Ensuite
- + Quality 900mm stainless steel dual fuel (gas burners and electric oven) freestanding upright cooker.
- + Ducted Heating and Choice of Ducted Evaporative Cooling or Split Systems to family and master
- + Plus much more!



## Lara Lakes

LARA

For enquiries please contact: **Bruno Esposti - 0435219103**

[simonds.com.au](http://simonds.com.au)



All Fixed Price House and Land packages are subject to approval by the Developer and Council. These packages are based on Simonds' standard floor plan with preferred siting and without any alterations. The Package Price does not include stamp duty, government charges, legal fees, or bank charges. Additional costs, including a Community Infrastructure Levy and Asset Protection Permit, are not included in the package pricing. Any alterations to the standard floor plan may result in additional charges. The land price, for the land being the subject of the Fixed Price House and Land package, and its availability must be confirmed by Simonds prior to making a purchase. Simonds reserves the right to withdraw or amend the pricing, inclusions, and promotions for the Fixed Price House and Land package at any time without prior notice. Terms and conditions apply, for more information, please refer to our terms and conditions at [www.simonds.com.au/terms-and-conditions](http://www.simonds.com.au/terms-and-conditions). This package is applicable to the VIC - Elevate range only. Images shown are for illustrative purposes only and may not represent the final product such as lighting, window furnishings, timber look garage door & timber windows. Façade details including entry door and window sizing may vary between house types. Pricing also excludes features such as fencing, landscaping, letterbox, decking, driveway and any notable features of the façade. For further details, please consult with your sales representative. Pricing is current as of 01/08/2024 and is subject to change.